

## RETAIL / OFFICE

- > SUITABLE FOR A VARIETY OF DIFFERENT USES
- > 100% RATES RELIEF
- > POPULAR VILLAGE LOCATION
- > ASKING RENT: OIEO £5,000 PER ANNUM
- > ASKING PRICE: OIEO £50,000



TO LET / FOR SALE

**9 AIRLIE STREET, ALYTH, PH11 8AH**

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**LOCATION**

Alyth is a popular rural and agricultural village located north west of Dundee and north east of Perth, lying on the A926 between Blairgowrie and Kirriemuir.

The subjects are prominently located on Airlie Street close to the village square within the centre of Alyth, in a mixed residential / commercial area.

**DESCRIPTION**

The subjects comprise a ground floor and basement former pharmacy contained within a terraced 3 storey building .

The main walls are of solid stone construction and there is a rear brick outshoot.

The subjects would be suitable for a variety of retail uses or alternative uses subject to planning.

The accommodation comprises an open plan sales area with partitioned consultation room and store. Internal steps lead to a basement store.

**ACCOMMODATION**

We calculate the net internal floor area of the property to be:

<b>Ground Floor</b>	<b>57.93 SQ M (624 SQ FT)</b>
<b>Basement</b>	<b>30.24 SQ M (326 SQ FT)</b>

The subjects have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

**SERVICES**

The premises are served with mains water and electricity and we understand drainage is connected to the main sewer.

**RATEABLE VALUE**

The subjects have been assessed for rating purposes and are entered in the Valuation Roll at:

Net and Rateable Value: £3,200.

The Unified Business Rate for the financial year 2022/2023 is 49.8 pence exclusive of water and sewerage.

May qualify for rates relief under the small business bonus scheme (Up to 100% reduction on properties with a rateable value of under £15,000).

**TERMS**

Our client is seeking offers to rent on a full repairing and insuring basis for a negotiable period of years. Rental offers over £5,000 per annum are invited.

Alternatively a sale may be considered. Offers over £50,000 are invited.

**EPC**

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### VAT

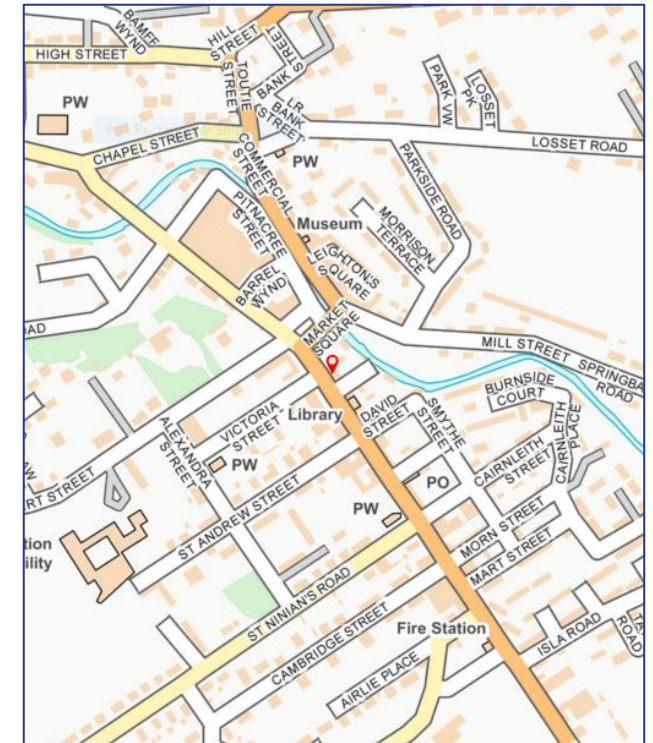
To be confirmed.

### LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

### MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



**For further information or viewing arrangements please contact the sole agents:**

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